



LEAD SHEET

00-1277910

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1:01 PM AUG 15 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 46 U
14

CODE
20

D.A. FEE Code 20

\$ 2.00

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

330043681
STEWART

00-1277910

Sheet 1 of 14 sheets

WHEN RECORDED MAIL TO:
STEWART TITLE COMPANY.
505 N. BRAND BLVD. #1200
GLENDALE, CA 91203

CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE I
WITHIN A PORTION OF LOT 1, TRACT NO. 46189
IN THE CITY OF GARDENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

4067-24-1-20
4067-24-44-61
4067-24-69-87
4067-24-95-113
4067-24-123-132
4067-24-142-173
4067-24-181-195
4067-24-202-231

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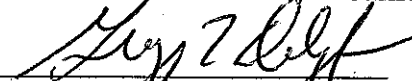
Consisting of the description of the land included within this project, diagrammatic plans of the buildings to be constructed on said land and certificate as required under California Civil Code Section 1351.

We, the undersigned, being all of the record owners of, and record holders of security interest in the real property herein described do hereby certify that:

We hereby consent to the recordation of this plan of condominiums pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, consisting of: (1) the diagrammatic air space plan as set forth herein; and (2) this certificate.

REDONDO VILLAGE, LLC, A California Limited Liability Company

By: J.C.C. CAPITAL COMPANY, A California Corporation (Member)



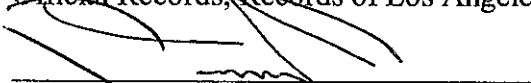
Gregory L. Delgado, President

By: Gerald Marcil (Member)



Gerald Marcil

IMPERIAL BANK, A California Corporation
Beneficiary under Deed of Trust recorded July 22, 1999 as Instrument No. 99-1359038 of
Official Records, Records of Los Angeles County



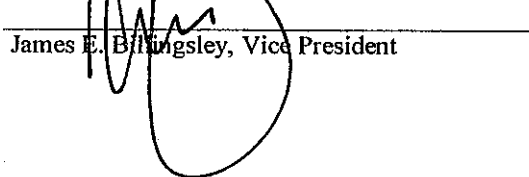
Barry J. Cohen



Michael D. Gaumond

GARDENA L.L.C., a Nevada Limited Liability Company
Beneficiary under Deed of Trust recorded July 22, 1999 as Instrument No. 99-1359041 of
Official Records, Records of Los Angeles County

By: STRAND INC., A Texas Corporation (Managing Member)



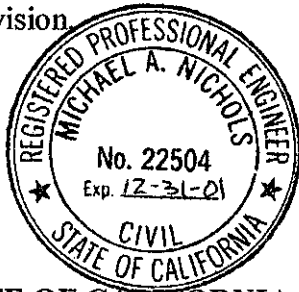
James E. Billingsley, Vice President

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ENGINEER'S CERTIFICATE
LANCO ENGINEERING

I hereby certify that I am a Registered Civil Engineer of the State of California; that this plan, consisting of 14 sheets, correctly represents the boundaries of the units shown hereon as derived from a field survey of this condominium project made under my supervision.



Michael A. Nichols
Michael A. Nichols, RCE 22504

ACKNOWLEDGMENTS

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On July 27, 2000 before me, Cara Shumaker a Notary Public personally appeared Gregory L. Delgado personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal
Signature *Cara Shumaker*
Notary Public



STATE OF CALIFORNIA
COUNTY OF Los Angeles

On July 27, 2000 before me, Cara Shumaker, a Notary Public personally appeared Gerald Marcil personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal
Signature *Cara Shumaker*
Notary Public

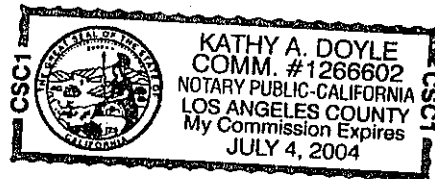


CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE I
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IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

ACKNOWLEDGMENTS

STATE OF CALIFORNIA
COUNTY OF Los Angeles }

On July 31, 2000 before me, Kathy A. Doyle a Notary Public personally appeared BARRY J. COHEN AND MICHAEL D. GAMMONA personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the persons whose names are subscribed to the within instrument and acknowledged to me they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.



WITNESS my hand and official seal
Signature [Signature]
Notary Public

STATE OF California
COUNTY OF Los Angeles }

On August 9, 2000 before me, Cara Shumaker, a Notary Public personally appeared James E. Billingsley personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal
Signature [Signature]
Notary Public

CONDOMINIUM PLAN FOR REDONDO VILLAGE – PHASE I
WITHIN A PORTION OF LOT 1, TRACT NO. 46189
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

NOTES AND DEFINITIONS:

1. This condominium project ("Project") is composed of a Units 801 through 820, inclusive and 852 through 855, inclusive as shown and defined hereon, a "Common Area" and "Association Property", all within Phase I of Redondo Village within a portion of Lot 1 of Tract No. 46189 in the City of Gardena, County of Los Angeles, State of California as per map filed in Book 1161 Pages 32 through 34, inclusive, of Maps in the Office of the County Recorder of said county.
2. **Annexable Territory.** The Annexable Territory is a three-dimensional area of space, the horizontal limits of which are shown on the drawings included with this Condominium Plan, and the vertical limits of which are the vertical prolongations of the lateral boundaries from the center of the earth to the sky. The Annexable Territory may be further subdivided by Declarant by recordation of additional Condominium Plan(s), Tract Map(s) or Parcel Map(s), and (a) annexed and developed as part of the Project in accordance with the provisions of the Declaration, or (b) developed as part of a separate development. The Annexable Territory shall only be a part of the Properties to the extent that it is annexed thereto in accordance with the applicable provisions of the Declaration.
3. **Association.** Association means Redondo Village, Inc., a California Nonprofit Corporation (formed pursuant to the California Nonprofit Mutual Benefit Corporation Laws) and its successors in interest. The Association is an "association" as defined in Section 1351(a) of the California Civil Code.
4. **Association Property.** Association Property means the portions of Lot 1 of Tract No. 46189, excluding the Units and the Common Area, which are all defined on this Condominium Plan.
5. **Common Area.** Common Area means "common area" as defined in California Civil Code Section 1351(b), and shall consist of a three-dimensional airspace, the lower boundary of which shall be a horizontal plane at an elevation of 120.00 feet, and the upper boundary of which shall be a horizontal plane at an elevation of 121.00feet. The lateral boundaries shall be defined by the lateral boundaries of each Unit.
6. **Condominium.** Condominium means an estate in real property as defined in California Civil Code Section 1351(f). A Condominium consists of an undivided fee simple ownership interest in the Common Area in a Phase, together with a separate ownership interest in fee in a Unit and all easements appurtenant thereto.

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7. **Condominium Plan.** Condominium Plan means the recorded condominium plan, as currently in effect, for all or a portion of a Phase consisting of (a) a description or survey map of the Phase or portion thereof, which shall refer to or show monumentation on the ground, (b) a three-dimensional description of the Phase or portion thereof, one or more dimensions of which may extend for an indefinite distance upwards or downwards in sufficient detail to identify the Association Property, Common Area and each Unit, and (c) a certificate consenting to the Recordation thereof signed and acknowledge by the record owner of fee title to the Phase or portion thereof, and by either the trustee or the Mortgagee encumbering the Phase or portion thereof.
8. **Declarant.** Declarant means Redondo Village, LLC, a California limited liability company, its successors, and any Person to which it shall have assigned any of its rights under the Declaration by an express written assignment. As used in this Condominium Plan, “successor” means a Person who acquires Declarant or substantially all of its assets, or who merges with Declarant, by sale, merger, reverse merger, consolidation, sale of stock or assets, operation of law or otherwise.
9. **Declaration.** Declaration means the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Redondo Village, as it is currently in effect.
10. **Phase 1.** Phase 1 means Units 801 through 820, inclusive, and Units 852 through 855, inclusive, the Common Area and Association Property as described in the Declaration and depicted in this Condominium Plan.
11. **Phase.** Phase means each of the following: (a) Phase 1 and (b) all the real property covered by a Notice of Addition, for which a Final Subdivision Public Report has been issued by DRE, unless “Phase” is otherwise defined in such Notice of Addition.
12. **Unit.** Unit means a separate interest in space as defined in Section 1351(f) of the California Civil Code. Each Unit is a separate freehold estate, as separately shown, numbered and designated in the Condominium Plan. In interpreting deeds, declarations and plans, those existing physical boundaries of the portion of the Unit that are contained in a building, as constructed or reconstructed in substantial accordance with the Condominium Plan and the original plans thereof, if such plans are available, shall be conclusively presumed to be its boundaries, rather than the description expressed in the deed, Condominium Plan or Declaration, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries, as shown on the Condominium Plan or defined in the deed and Declaration, and the boundaries of a building as constructed or reconstructed.

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13. Subject to limitation upon the use of airspace imposed, and the rights in the use of airspace granted, by law, vertical boundaries of Units extend upward to elevation 120.00 feet and downward to elevation 20.00 feet, both feet above sea level.
14. Except as otherwise shown hereon, this Condominium Plan intentionally omits specific details of any buildings or other structures.
15. As used herein, the term “land” shall have the same meaning as set forth in California Civil Code Section 659.
16. Unless otherwise shown, all ties to elements are at right angles from the lines which they join, and all element lines intersect at 90 degrees or 45 degrees.
17. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 1351(e). The dimensions shown hereon are not intended to be sufficiently accurate to use for computation of floor area and airspace volume in any or all of the units.

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CONDOMINIUM PLAN FOR REDONDO VILLAGE – PHASE I
WITHIN A PORTION OF LOT 1, TRACT NO. 46189
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

DESCRIPTION OF PROJECT:

That portion of Lot 1 of Tract No. 46189 in the City of Gardena, County of Los Angeles, State of California as per the map filed in Book 1161 Pages 32 through 34, inclusive, of Maps in the Office of the County Recorder of said County, lying Southerly of the following described line:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE NORTH 89° 55' 07" EAST 130.29 FEET ALONG THE NORTHERLY LINE OF SAID LOT; THENCE SOUTH 0° 06' 33" EAST 217.97 FEET; THENCE NORTH 89° 53' 27" EAST 23.27 FEET; THENCE SOUTH 0° 06' 33" EAST 20.00 FEET; THENCE NORTH 89° 53' 27" EAST 21.98 FEET; THENCE SOUTH 0° 06' 33" EAST 18.00 FEET; THENCE NORTH 89° 53' 27" EAST 106.75 FEET; THENCE SOUTH 0° 06' 33" EAST 165.50 FEET; THENCE NORTH 89° 53' 27" EAST 171.50 FEET; THENCE NORTH 0° 06' 33" WEST 165.50 FEET; THENCE NORTH 89° 53' 27" EAST 141.95 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID LOT, SAID POINT BEING DISTANT NORTH 0° 06' 33" WEST 372.92 FEET, MORE OR LESS, ALONG SAID EASTERLY LINE FROM THE SOUTHEAST CORNER OF SAID LOT.

BASIS OF BEARING:

THE BEARING NORTH 0° 06' 33" WEST OF THE EASTERLY LINE OF LOT 1 OF TRACT NO. 46189, M.B. 1161-32-34, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS PLAN.

BENCHMARK:

COUNTY OF LOS ANGELES

NO.Y 6937

SPK IN 5 CB 2.1 M W/O BCR @ SW COR CRENSHAW BL & MANHATTAN
BEACH BL 26 M W & 13 M S/O C/L INT

ELEV.= 49.698

(GARDENA QUAD 1995)

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SCALE: 1"=100'

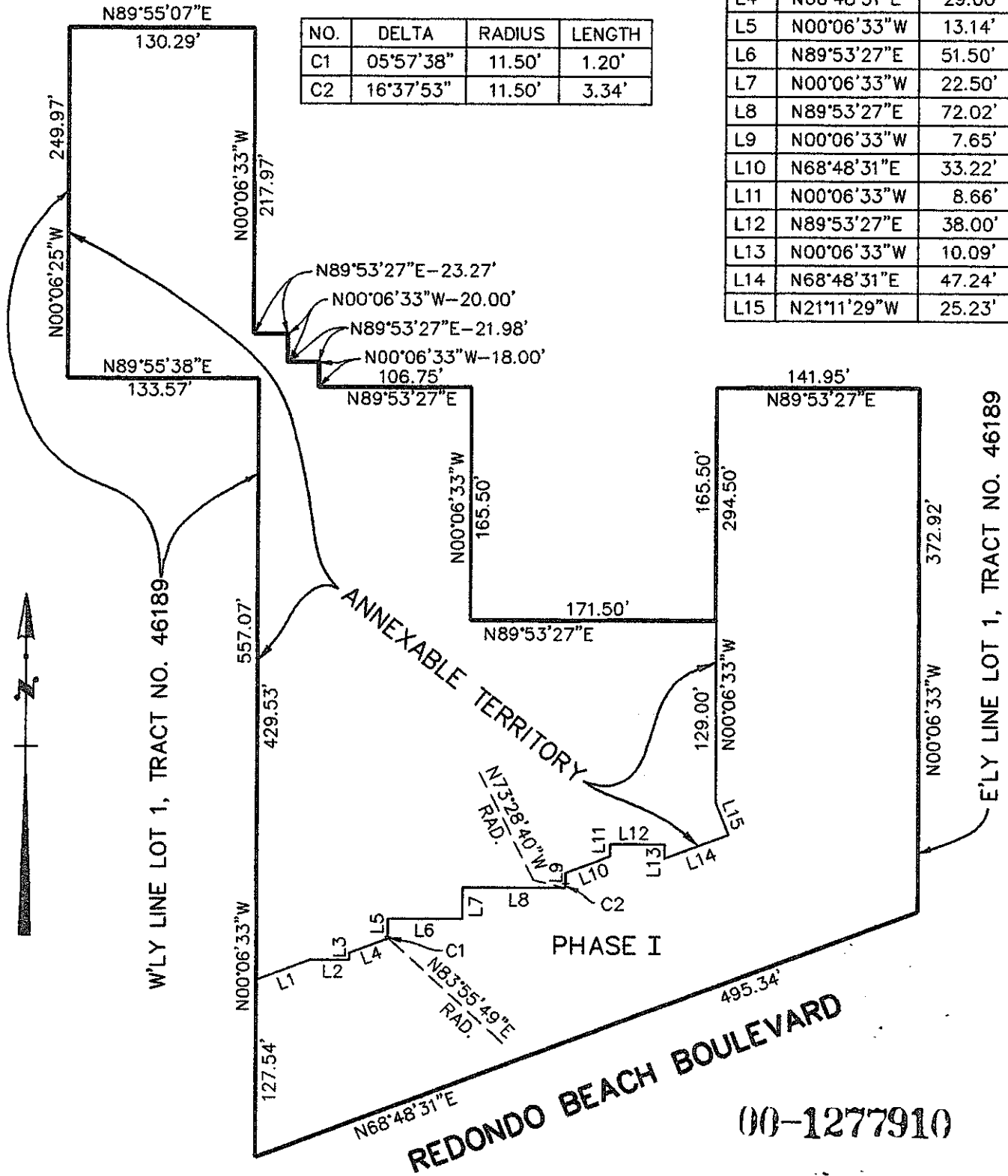
CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE I SHEET 9 OF 14 SHEETS
 WITHIN A PORTION OF LOT 1, TRACT NO. 46189
 IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SITE PLAN

NO.	BEARING	DISTANCE
L1	N68°48'31"E	40.57'
L2	N89°53'27"E	27.37'
L3	N00°06'33"W	5.19'
L4	N68°48'31"E	29.00'
L5	N00°06'33"W	13.14'
L6	N89°53'27"E	51.50'
L7	N00°06'33"W	22.50'
L8	N89°53'27"E	72.02'
L9	N00°06'33"W	7.65'
L10	N68°48'31"E	33.22'
L11	N00°06'33"W	8.66'
L12	N89°53'27"E	38.00'
L13	N00°06'33"W	10.09'
L14	N68°48'31"E	47.24'
L15	N21°11'29"W	25.23'

NO.	DELTA	RADIUS	LENGTH
C1	05°57'38"	11.50'	1.20'
C2	16°37'53"	11.50'	3.34'

MANHATTAN BEACH BLVD.



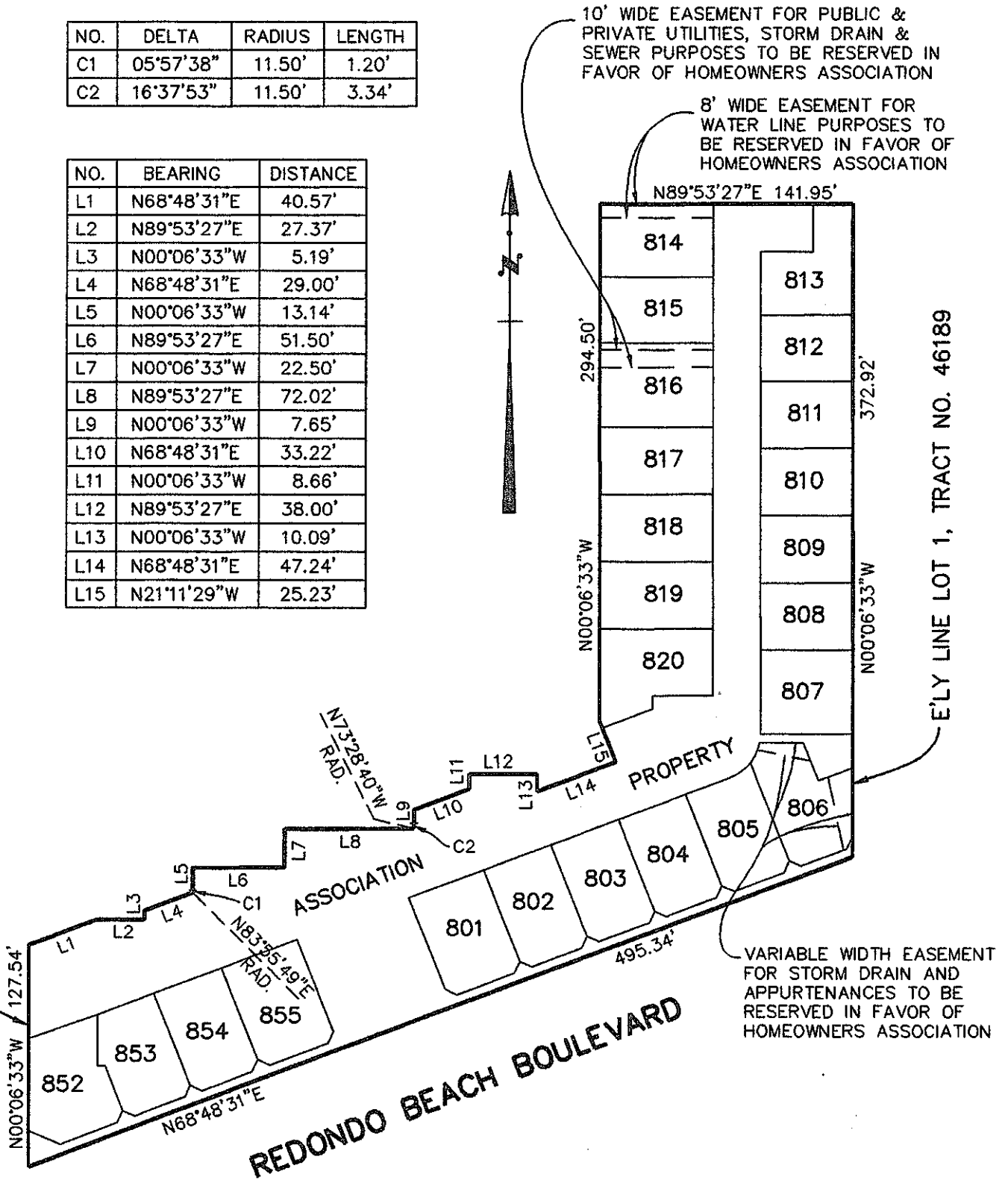
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SEE SHEETS 11 THROUGH 14, INCLUSIVE, FOR DETAILS

NO.	DELTA	RADIUS	LENGTH
C1	05°57'38"	11.50'	1.20'
C2	16°37'53"	11.50'	3.34'

NO.	BEARING	DISTANCE
L1	N68°48'31"E	40.57'
L2	N89°53'27"E	27.37'
L3	N00°06'33"W	5.19'
L4	N68°48'31"E	29.00'
L5	N00°06'33"W	13.14'
L6	N89°53'27"E	51.50'
L7	N00°06'33"W	22.50'
L8	N89°53'27"E	72.02'
L9	N00°06'33"W	7.65'
L10	N68°48'31"E	33.22'
L11	N00°06'33"W	8.66'
L12	N89°53'27"E	38.00'
L13	N00°06'33"W	10.09'
L14	N68°48'31"E	47.24'
L15	N21°11'29"W	25.23'

W'LY LINE LOT 1, TRACT NO. 46189



E'LY LINE LOT 1, TRACT NO. 46189

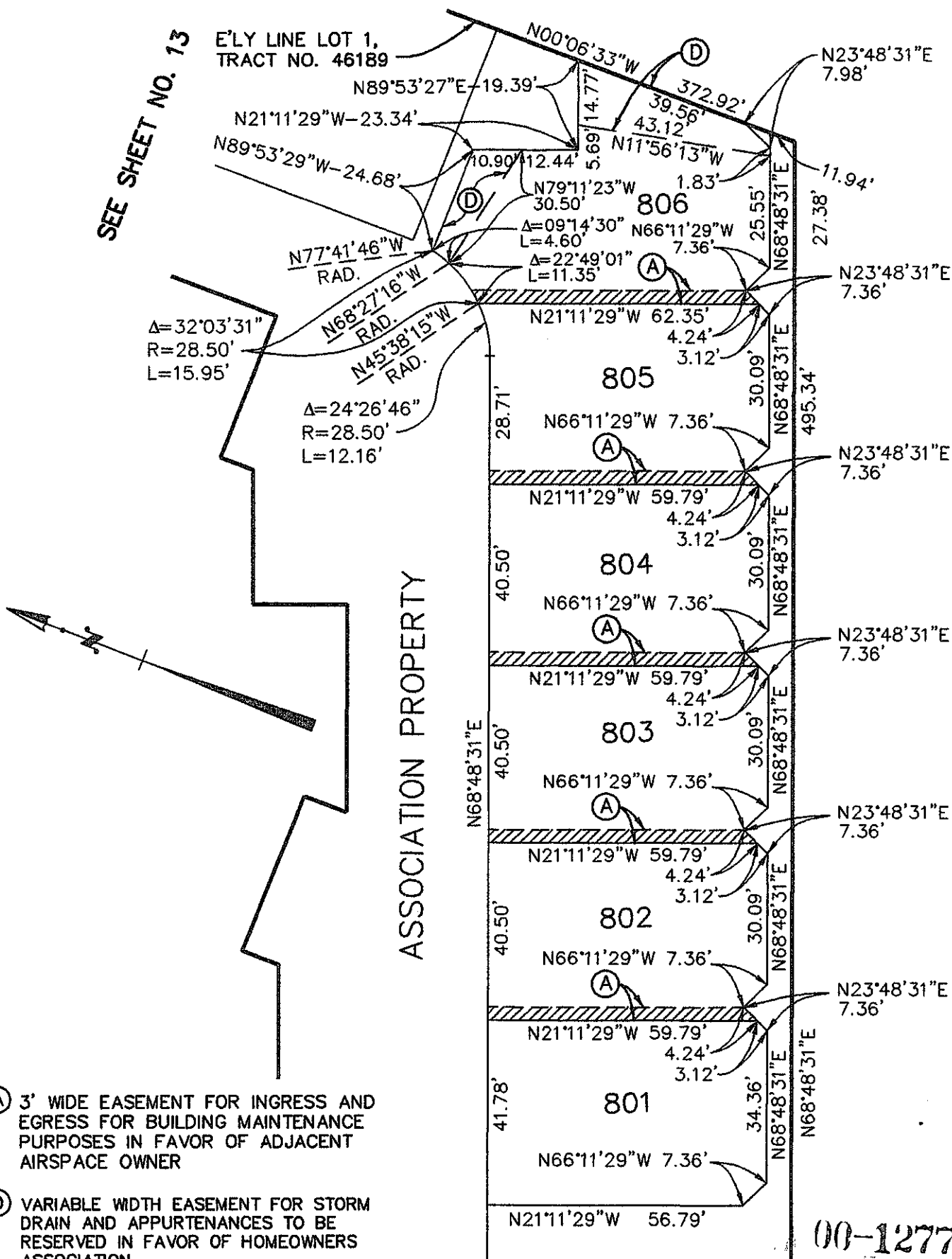
REDONDO BEACH BOULEVARD

SCALE: 1"=30'

CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE I SHEET 12 OF 14 SHEETS
WITHIN A PORTION OF LOT 1, TRACT NO. 46189
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SEE SHEET NO. 13

E'LY LINE LOT 1,
TRACT NO. 46189



(A) 3' WIDE EASEMENT FOR INGRESS AND
EGRESS FOR BUILDING MAINTENANCE
PURPOSES IN FAVOR OF ADJACENT
AIRSPACE OWNER

(D) VARIABLE WIDTH EASEMENT FOR STORM
DRAIN AND APPURTENANCES TO BE
RESERVED IN FAVOR OF HOMEOWNERS
ASSOCIATION

SEE SHEET NO. 11

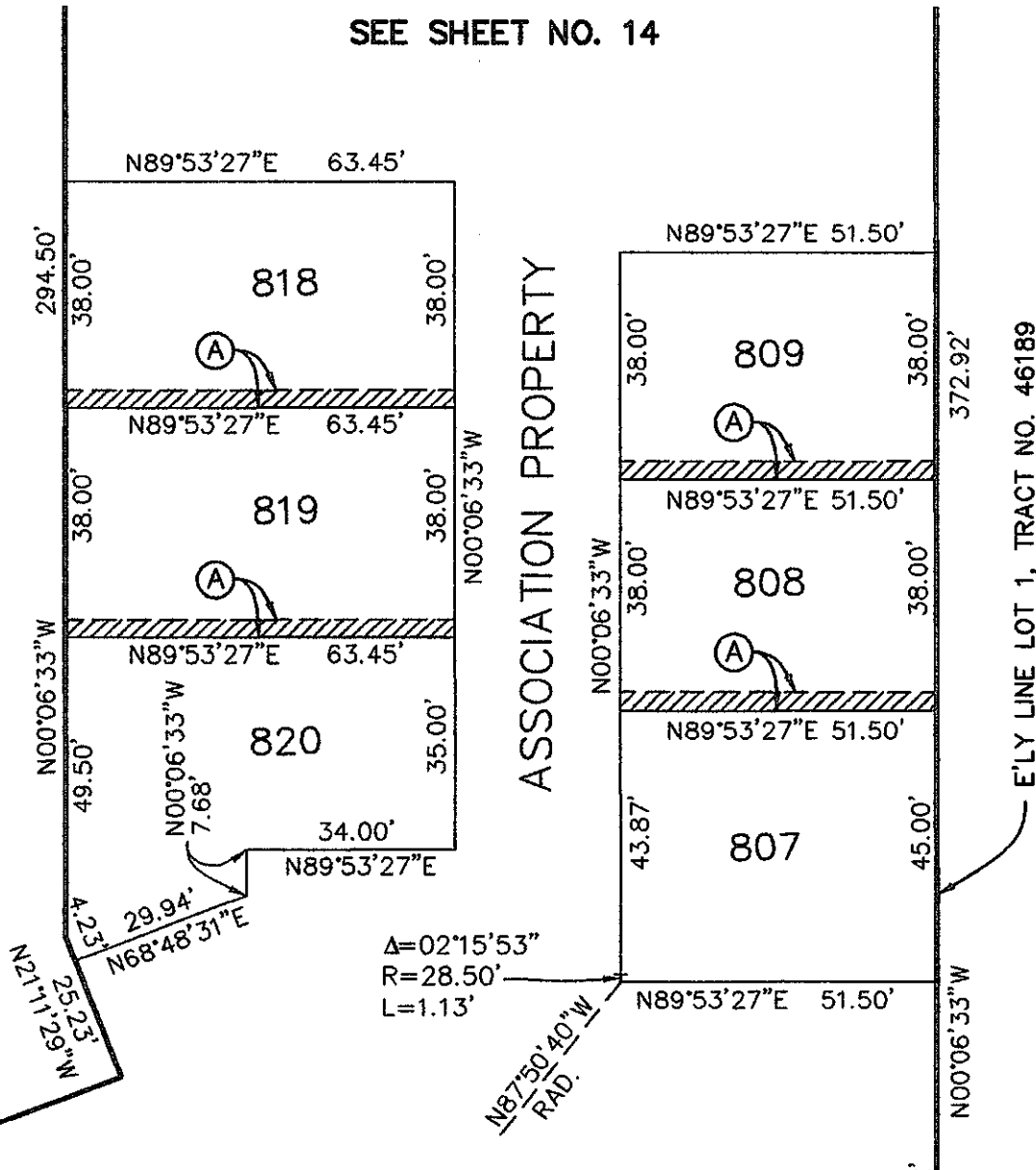
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SCALE: 1"=30'

CONDOMINIUM PLAN FOR REDONDO VILLAGE - PHASE I SHEET 13 OF 14 SHEETS
WITHIN A PORTION OF LOT 1, TRACT NO. 46189
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



SEE SHEET NO. 14



N21°11'29"W
25.23'
4.23'

Δ=02°15'53"
R=28.50'
L=1.13'

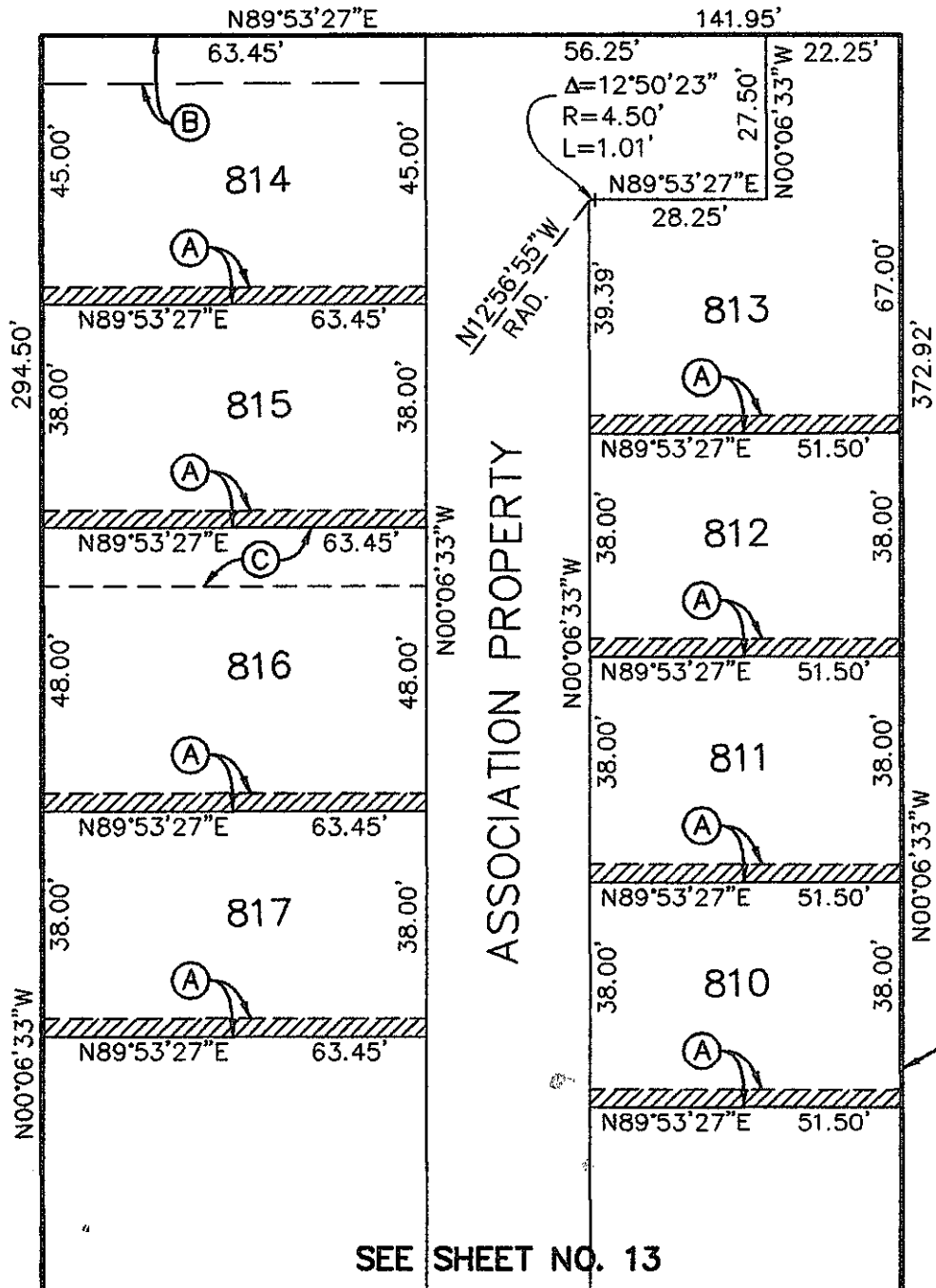
N87°50'40"W
RAD.

SEE SHEET NO. 12

REDONDO BEACH BOULEVARD
00-1277910

(A) 3' WIDE EASEMENT FOR INGRESS AND
EGRESS FOR BUILDING MAINTENANCE
PURPOSES IN FAVOR OF ADJACENT
AIRSPACE OWNER

- (A) 3' WIDE EASEMENT FOR INGRESS AND EGRESS FOR BUILDING MAINTENANCE PURPOSES IN FAVOR OF ADJACENT AIRSPACE OWNER
- (B) 8' WIDE EASEMENT FOR WATER LINE PURPOSES TO BE RESERVED IN FAVOR OF HOMEOWNERS ASSOCIATION
- (C) 10' WIDE EASEMENT FOR PUBLIC & PRIVATE UTILITIES, STORM DRAIN & SEWER PURPOSES TO BE RESERVED IN FAVOR OF HOMEOWNERS ASSOCIATION



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SEE SHEET NO. 13

E'LY LINE LOT 1, TRACT NO. 46189